Karen Johnson Davidson County
Batch# 969171 DEEDQC
02/09/2023 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009480

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me this day, February 9, 2023.

Notary Public

My Commission Expires:

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

New Owner Address:
Christopher Stranix and
Meaghan Stranix, Co-Trustees
505 Woodhurst Drive
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
161 05 0D 001.00

QUITCLAIM DEED

Christopher Stranix and Meghan Stranix (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Christopher Gerard Stranix and Meaghan Rymer Stranix, Co-Trustees of the Stranix Family Trust, dated February 9, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 9, 2023**.

Christopher Stranix

Meaghan Stranix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher Stranix and Meaghan Stranix**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as their free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 9, 2023.

Carter Moore
Notary Public

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/18/2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 505 of Homes at 505 and 507 Woodhurst, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 505 and 507 Woodhurst, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200219-0018434, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 505 and 507 Woodhurst, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200219-0018434, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Christopher Stranix and Meghan Stranix, husband and wife, from White Pines Building Group, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20200925-0110585, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 505 Woodhurst Drive, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 9, 2023.

Affiant Signature

2/9/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 9, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY